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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

KEITH W. COOLEY
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House Bill 4429 (As Introduced)

Topic: Manufactured Home Park Tenant Rights
Sponsor: Representative Accavitti
Co-sponsors: Representatives Alma Smith, Kahlleen Law, Hopgood, and Simpson
Committee: House Oversight and Investigations

Date Introduced: March 8, 2007

Date of Summary: April 3, 2007

The bill creates a new Manufactured Home Owners' Residency Act. The bill permits the resident to sell his or her manufactured home within the park at a price determined by the resident. A park owner would be prohibited from enforcing a rule, regulation, policy, or rental agreement provision that requires a resident to remove a manufactured home from the park solely on the basis of a sale or proposed sale or for purposes of manufactured home park renovation or remodeling. The bill also permits certain "for sale" and political yard signs and prohibits the park owner from restricting the right of a resident to hear from public officials and political candidates on the premises. If a park owner develops rules to regulate the size and weight of trucks within the community, commercial pickup trucks cannot be prohibited solely on the basis of the fact that they are commercial pickup trucks. A resident may not be prohibited from organizing a homeowners association and use of the common areas of the park may not be denied for use by a homeowners association. Thirty days' written notice is required before a fee increase is implemented. A violation of the act would be subject to a civil fine not exceeding \$500. The total amount of civil fines in a calendar year is limited to \$5,000. The Attorney General or an affected individual may bring an action to enforce the bill's requirements in the county in which the defendant resides or does business. A person is entitled to recover actual damages or \$250, whichever is greater. A court may also consider equitable remedies, including injunctive relief.